

CAPITAL IMPROVEMENTS PROGRAM

NOTE: This Capital Improvement Program summary is provided as a planning and informational tool only and is accurate as of May 2002. This information includes the 2000 November Bond referendum.

Introduction

The Capital Improvements Program, or CIP, is a financing and construction/acquisition plan for projects that require significant capital investment. The CIP, which is updated annually and submitted to and adopted by City Council, specifies and describes the City's capital project schedules and priorities for the six years immediately following Council adoption.

For each capital project, the CIP includes a variety of information, including a project description and the service need it addresses, a proposed timetable, proposed funding levels and sources and, if applicable, estimated ongoing operating costs. For projects already underway, the description also notes the portion of the project's budget remaining.

Generally, capital improvements projects consist of purchasing, constructing or renovating structures and/or acquiring land that have a total cost of at least \$100,000 and an estimated useful life of at least ten years. Common CIP projects include new or improved sidewalks, roads, neighborhood renewal projects and new city facilities, such as recreation centers, fire stations and water treatment facilities.

Some major maintenance projects, such as street resurfacing or placing a new roof on a building, are generally not included in the CIP. Although these projects meet the cost and useful life criteria for a CIP project, they often do not result in a new structure or a structure

materially altered in design or size. Instead, these projects are periodically necessary to keep particular structures or facilities operating properly.

CIP Preparation

Along with their annual operating budget requests, City departments submit capital projects for consideration and inclusion in the CIP. These requests are reviewed by staff from the City Manager's Office and Budget & Evaluation Department.

A Preliminary CIP is presented to the City Council and the Planning Board as part of the annual budget review. A Final CIP is presented to the City Council in June and is adopted concurrently with the Annual Operating Budget.

Citizens are invited to submit projects for consideration in the Capital Improvements Plan. Submissions are forwarded to the appropriate City department(s) for review. The recommendations and comments returned by the department are sent to the citizen and presented to the City Council and Planning Board during the annual budget review. Citizens are encouraged to attend the annual budget public hearing to discuss their request directly and in detail with City Council and City staff.

Relationship to the Annual Operating Budget

Some CIP projects are funded through annual operating funds, such as the General Fund (Capital Reserve Fund) and the Water Resources Fund. In these cases, the CIP and the Annual Operating Budget are directly linked as CIP projects become authorized through the adoption of the Annual Operating Budget. Projects funded through debt financing (typically voter authorized bonds) also impact

the operating budget through ongoing debt service expense. Finally, some completed CIP projects will directly impact the operating budget in that they will require ongoing expenses for staff and other operating costs. Fire stations and recreation facilities are good examples.

Expenditure Overview

The adopted 2002-2008 Capital Improvements Program (CIP) totals **\$377,388,036**. This is about 8% less than the adopted 2001-2007 CIP total of approximately \$409,516,255.

Highlights

Environmental Protection remains a principal focus of the City's capital long term capital planning, as Greensboro prepares for the present and future challenges of water quality and availability and safe refuse disposal. Total estimated expenses for Environmental Protection projects are \$148.7 million, or 39% of the total CIP. Major projects include replacement of Reedy Fork and Peach Orchard Lift Stations, construction of a new Bledsoe Drive Station and Randleman Dam Feeder Main Construction.

Public Safety projects account for about 8% of the recommended CIP. Public Safety additions to the CIP include five additional Fire Stations, two Police sub-stations and the Police/Fire Training Facility, which is expected to open in FY 02-03.

With the approval of the 2000 bond referendum the Transportation area is the second largest planning category in the CIP. At \$119.6 million, the Transportation category accounts for 31% of the total CIP. GDOT has identified a comprehensive and balanced list of transportation projects that are necessary to continue to prepare Greensboro for the 21st century and to ensure that Greensboro maintains an effective multi-model transportation system for all citizens.

Immediate projects for FY 2002-03 include: improvements to Creekridge Road, Franklin Boulevard, and East Market Streetscape.

Culture and Recreation is about 13% of the CIP. The Parks and Recreation Master Plan is the primary focus driving implementation of projects included in the CIP. Projects scheduled include replacement of the Barber Park Tennis Pavilion Roof, the opening of Carolyn Allen Park and heating and air conditioning upgrades at various recreation centers. Other notable projects in this service area include construction of two regional libraries.

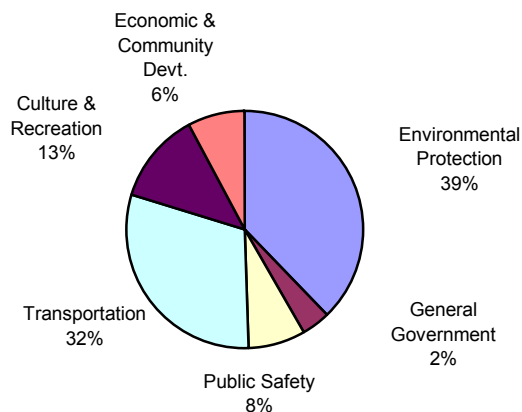
Funding Overview

The Capital Improvements Program relies on a variety of funding sources to accomplish its many efforts. These include general revenues, enterprise fund revenues, debt financing, state shared revenues and grants from the state government, federal government or private sources.

Highlights

As noted in the Expenditure Highlights Section, the City will undertake a variety of projects in the Environmental Protection Program Area during the next six years. Most of these projects will be initially funded through Enterprise Funds and Revenue Bonds, with the

Expenditures By Service Area



Capital Improvements Program

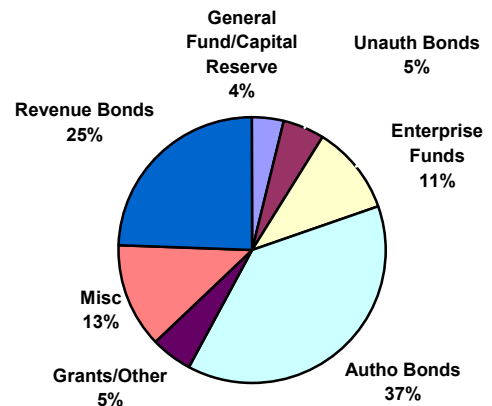
resulting debt payments supported through revenues generated by these business type operations (Water and Sewer Services, Storm Water Services and White Street Landfill). Consequently, Revenue Bonds and Enterprise Funds constitute the largest source of funds in the proposed CIP, at \$139.4 million. This accounts for almost 37% of the total CIP.

The Unauthorized Bond funding category is 5% of the total CIP. Approximately \$17 million in public safety and libraries are tentatively included as unauthorized bonds (i.e. future bond referendum).

Grant revenue plays a role in funding capital projects in several program areas. This includes community contributions, support for Community Development efforts (Home, CDBG) and Transit projects. The revenue category totals 5% of the CIP.

Authorized Bond funds as a revenue source have increased to 37% of the total CIP. This is due to the approval of the 2000 bond referendum, which includes funding for projects in the areas of Public Safety, Transportation, Culture and Recreation and Economic and Community Development.

Funding Sources



FUNDING LEVELS AND SOURCES FOR MAJOR CAPITAL IMPROVEMENTS PROJECTS

Following is a list of the more significant Capital Improvements Projects that will be active during FY 02-03 and/or FY 03-04. Funding and expense details for these and other projects are provided in the Draft 2002-2008 Capital Improvements Program document, which is available in the Office of the City Clerk (Melvin Municipal Office Building - 300 West Washington Street - Greensboro, North Carolina 27402-3136).

PRODUCT TITLE/DESCRIPTION	BALANCE OF PROJECT FUNDING	PRIMARY FUNDING SOURCE
<u>Public Safety</u>		
Horsepen Creek Fire Station	2,300,000	Authorized Bonds
Fire Station 11 Replacement	1,802,267	Authorized Bonds
Police District #2 Building	3,443,129	Authorized Bonds
<u>Transportation</u>		
E. Market Street-Streetscape	11,071,475	Authorized Bonds
Friendly Avenue	2,129,035	Authorized Bonds
Franklin Boulevard	2,473,662	Authorized Bonds
CreekRidge Road	2,468,694	Authorized Bonds
Sidewalk Projects	1,851,808	Authorized Bonds
<u>Economic and Community Development</u>		
HOPE VI – Neighborhood Revitalization (Morningside Homes, Lincoln Grove)	5,737,190	Grants
<u>Environmental Protection</u>		
Water System Expansions	4,000,000	Revenue Bonds
Mitchell & Townsend WTP Water Purification	3,500,000	Revenue Bonds
Lawndale Sewer Pump Station	866,000	Revenue Bonds
Randleman Reservoir (Dam Construction/Land/Trans Lines)	8,500,000	Enterprise Funds
Sanitary Sewer Rehabilitation	12,000,000	Enterprise Funds
Lake Townsend WTP Improvement	2,450,000	Revenue Bonds
<u>Culture and Recreation</u>		
Lake Facility Improvements	156,090	Authorized Bonds
Restrooms ADA Compliant	2,257,000	Authorized Bonds
Carolyn Allen Park	1,337,600	Authorized Bonds
Recreation Center HVAC Upgrades	2,865,550	Authorized Bonds
Southwest Recreation Center	4,800,000	Authorized Bonds
Barber Park Pavilion Replacement	4,160,721	Authorized Bonds
Southern Branch Library	2,420,865	Authorized Bonds
Guilford College Branch Library	2,224,075	Authorized Bonds
Handicap Elevator (Coliseum)	200,000	General Fund
<u>General Government</u>		
Medford Operations Center Renovations	3,877,334	Authorized Bonds
Renovation of Steveco Building	3,443,130	Authorized Bonds



MAJOR CAPITAL IMPROVEMENTS PROJECTS – OPERATING BUDGET IMPACT

Several of the CIP projects active in FY 02-03 and FY 03-04 will have an increasing effect on the annual operating budget. Those projects are listed and described below including the projected operating budget impacts.

Project #1

Project Title	Police District 3 Sub-Station
Estimated Completion Date	FY 02-03
Projected Impact on FY 02-03 Operating Budget	\$438,195
Projected Impact on FY 03-04 Operating Budget	\$371,580

Project #2

Project Title	Carolyn Allen Community Park
Estimated Completion Date	FY 02-03
Projected Impact on FY 02-03 Operating Budget	\$251,940
Projected Impact on FY 03-04 Operating Budget	\$301,165

Development of a community park with athletic fields, trails, shelters and open park space to be located along Horsepen Creek Road.

Project #3

Project Title	Police/Training Center
Estimated Completion Date	FY 02-03
Projected Impact on FY 02-03 Operating Budget	\$273,400
Projected Impact on FY 03-04 Operating Budget	\$300,135

Project #4

Project Title	Multi-Modal Transportation
Estimated Completion Date	FY 02-03/03-04
Projected Impact on FY 02-03 Operating Budget	\$0
Projected Impact on FY 03-04 Operating Budget	\$285,995

Capital Improvements Program

**CITY OF GREENSBORO
CAPITAL IMPROVEMENTS PROGRAM SUMMARY
FY 2002-2008**

EXPENDITURES	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	TOTAL
Public Safety	5,057,490	1,974,697	3,460,000	10,100,000	2,380,000	6,945,000	29,917,187
Transportation	18,561,515	19,792,625	17,976,363	15,985,455	16,805,000	30,502,991	119,623,949
Economic & Community Devt	7,060,000	4,946,690	2,805,000	2,505,000	3,505,000	2,005,000	22,826,690
Environmental Protection	23,255,250	45,106,000	40,360,000	21,250,000	10,000,000	8,750,000	148,721,250
Culture & Recreation	8,958,075	6,984,035	7,754,720	7,426,000	5,020,000	12,163,000	48,305,830
General Govt	1,737,500	4,517,015	738,615	500,000	500,000	0	7,993,130
TOTAL	64,629,830	83,321,062	73,094,698	57,766,455	38,210,000	60,365,991	377,388,036
FUNDING SOURCES	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	TOTAL
General Fund	870,000	1,290,000	1,832,500	2,250,000	1,700,000	1,050,000	8,992,500
Enterprise Funds	10,228,780	9,105,000	6,710,000	6,250,000	6,500,000	4,750,000	43,543,780
Street and Sidewalk Funds	2,630,000	1,190,000	1,200,000	1,200,000	1,200,000	1,200,000	8,620,000
Powell Bill/ State Funds	9,410,000	8,830,000	8,146,808	7,325,000	5,755,000	4,000,000	43,466,808
Authorized Bonds	26,137,050	22,868,372	20,201,960	14,002,455	15,925,000	41,785,991	140,920,828
Unauthorized Bonds	0	0	3,053,430	10,734,000	1,625,000	2,075,000	17,487,430
Revenue Bonds	10,594,000	33,431,000	29,300,000	14,500,000	4,000,000	4,000,000	95,825,000
Grants/Other	4,760,000	6,606,690	2,650,000	1,505,000	1,505,000	1,505,000	18,531,690
TOTAL	64,629,830	83,321,062	73,094,698	57,766,455	38,210,000	60,365,991	377,388,036



Capital Improvements Program

CAPITAL PROJECT STATUS REPORT - MARCH 31, 2002

The following information is provided by the City's Finance Department and provides a status for various capital projects that have active appropriations.

**CAPITAL PROJECT STATUS REPORT
AS OF MARCH 31, 2002**

	APPROPRIATIONS (AS AMENDED)	TOTALS	UNCOLLECTED/ UNENCUMBERED BALANCE
Street & Sidewalk Capital Project (401):			
Receipts	8,357,600	8,199,571	158,029
Disbursements/Obligations	8,357,600	5,247,401	3,110,199
State Highway Capital Project (402)			
Receipts	30,701,145	30,701,145	0
Disbursements/Obligations	30,701,145	15,397,259	15,303,886
General Capital Improvements (410)			
Receipts	9,762,522	8,292,122	1,470,400
Disbursements/Obligations	9,762,522	7,203,890	2,558,632
Public Improvement Bond Fund Series 90,92,94 (431)			
Receipts	93,094,849	93,261,536	(166,687)
Disbursements/Obligations	93,094,849	88,107,471	4,987,378
Redevelopment Bond Fund Series 94 (434)			
Receipts	7,864,536	7,863,535	
Disbursements/Obligations	7,864,536	6,219,724	1,644,812

**CAPITAL PROJECT STATUS REPORT
AS OF MARCH 31, 2002**

	APPROPRIATIONS (AS AMENDED)	TOTALS	UNCOLLECTED/ UNENCUMBERED BALANCE
Public Improvement Bond Series 98A (436)			
Receipts	28,500,000	28,500,000	
Disbursements/Obligations	28,500,000	21,113,447	7,386,553
Public Improvement Bond Series 98B (437) Housing			
Receipts	3,700,000	3,700,000	
Disbursements/Obligations	3,700,000	3,689,274	10,726
Housing & Redevelopment Bond Series 98 (438) Housing			
Receipts	6,300,000	6,302,133	(2,133)
Disbursements/Obligations	6,300,000	5,733,800	566,200
Public Improvement Bond Series 01 (441) Streets			
Receipts	71,750,000	0	71,750,000
Disbursements/Obligations	71,750,000	2,441,435	69,308,565

Capital Improvements Program

Public Improvement Bond Series 01 (443) P&R			
Receipts	34,450,000	250,000	34,200,000
Disbursements/Obligations	34,450,000	375,517	34,074,483
Public Improvement Bond Series 01 (444) Natural Science			
Receipts	3,500,000	0	3,500,000
Disbursements/Obligations	3,500,000	0	3,500,000
Public Improvement Bond Series 01(445)			
Receipts	9,550,000	0	9,550,000
Disbursements/Obligations	9,550,000	2,778,573	6,771,427
Public Improvement Bond Series 01(446) Law			
Receipts	7,080,000	0	5,020,000
Disbursements/Obligations	7,080,000	2,449,207	4,630,793
Public Improvement Bond Series 01(447) Library			
Receipts	5,020,000	0	5,020,000
Disbursements/Obligations	5,020,000	375,059	4,622,941

**CAPITAL PROJECT STATUS REPORT
AS OF MARCH 31, 2002**

	APPROPRIATIONS (AS AMENDED)	TOTALS	UNCOLLECTED/ UNENCUMBERED BALANCE
Public Improvement Bond Series 01(448) Redevelopment			
Receipts	2,800,000	0	2,800,000
Disbursements/Obligations	2,800,000	51,750	2,748,250
Water Resources Bond Series 2001(503)			
Receipts	43,182,538	30,752,259	12,430,279
Disbursements/Obligations	43,182,538	27,542,191	15,640,347
County Construction Projects (504)			
Receipts	46,500	37,330	9,170
Disbursements/Obligations	46,500	45,800	700
Water Resources Bond Series 2001(509)			
Receipts	46,202,524	46,766,586	(564,062)
Disbursements/Obligations	46,202,524	36,887,526	9,314,998
Solid Waste Capital Projects (553)			
Receipts	16,000,000	16,157,433	(157,433)
Disbursements/Obligations	16,000,000	16,130,315	869,685

